



## Lovely Bungalow on a Large Plot of Land with No Overlooking Neighbours - €175,500



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 205,080.3

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	86400
Geplaatst:	23-07-2025

### Omschrijving:

Just 2 km from the charming village of Blanzay and 8 km from Civray, this single-storey, 4-bedroom bungalow offers a beautiful living environment. Set in the heart of a spacious, tree-filled garden of 8,000 m2, fully enclosed and surrounded by trees, the property ensures privacy and space. The living room is bright, with a large south-facing bay window, and there is a beautifully fitted kitchen. Outside, the lovely wooded grounds (which contain black truffles) and an above-ground pool are perfect for enjoying sunny days. No renovation work needed ☑ all that's left is for you to move in.

### Ground floor living:

- Living room (36m2): tiled floor, entrance, window, bay window
- Bedroom (10.30m2): tiled floor, window

With private shower room (6m2): tiled floor, shower, WC, washing machine point, door to garden

- Kitchen (12m2): tiled floor, French windows, fitted and equipped

- Bedroom (11m2): tiled floor, cupboards, window

- Bedroom (14.25m2): tiled floor, window, closet

With WC (1m2): small washbasin

- Bedroom (11m2): tiled floor, window

- Shower room (6m2): tiled floor, shower, cupboard, window, washbasin, WC

- Corridor (2.89m2): tiled floor

### Outside:

- Enclosed garden (8000m2)



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-3 x sheds  
-Above-ground swimming pool  
All on a surface area of 8137m2.

## Algemeen

Slaapkamers:	4
Badkamers:	2

## Room details

Total rooms:	6
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.344.790
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